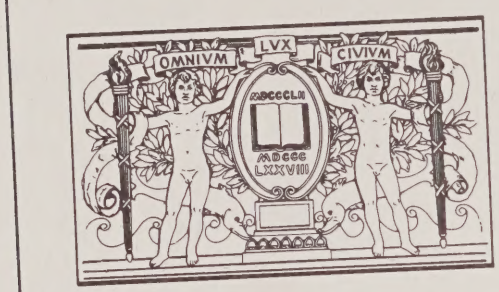
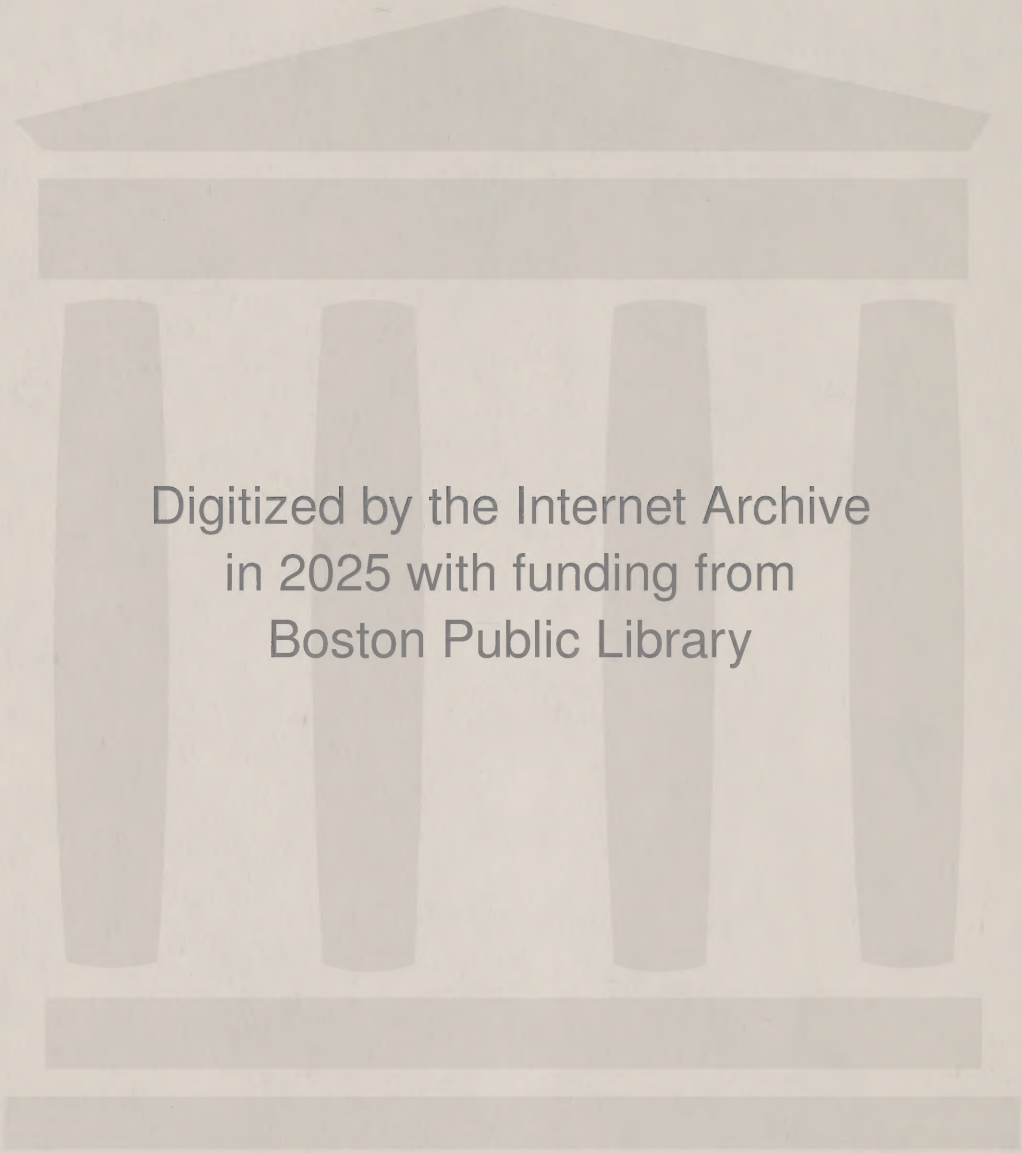
BOSTON PUBLIC LIBRARY
3 9999 06586 415 7
△
m3/B16
RA
85/43



BOSTON
PUBLIC
LIBRARY


Digitized by the Internet Archive
in 2025 with funding from
Boston Public Library

https://archive.org/details/downtownbostonec00bost

A
NB/B16
RA
85/43

GV
239

DRAFT
For
Discussion Purposes Only

DOWNTOWN BOSTON
ECONOMY, EMPLOYMENT AND LABOR FORCE

BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED
JUN 22 1988
3880924

Jeffrey P. Brown

Boston Redevelopment Authority
Research Department

November 1985

Raymond L. Flynn, Mayor
City of Boston

Stephen Coyle, Director
Boston Redevelopment Authority

Alexander Ganz
Research Director

Boston Redevelopment Authority
Board Members
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Asst. Treasurer
Michael F. Donlan, Member
Kane Simonian, Secretary

Table of Contents

	Page
Summary	1
Geography	1
Employment Trends	2
Types of Private Businesses	4
Employers by Size	4
Occupations in Downtown Offices	5
Commuting Patterns	5
Average Wages	6
Employment of Residents of Downtown Boston	6
Means of Transportation to Work	7
Sources of Data	7
Maps	
Tables	

DOWNTOWN BOSTON
ECONOMY, EMPLOYMENT AND LABOR FORCE

Summary

Boston's compact, diverse downtown area is the core of the regional, service-oriented economy. From insurance companies to banks to law firms to hotels, Downtown Boston serves as a central place for doing business. Numerous large employers have their headquarters or major branches in the downtown. Small employers also thrive in service activities as wide-ranging as advertising, engineering, data processing, accounting, building maintenance and repair. The downtown also supports a variety of businesses in retail trade, communications, utilities, transportation, printing and publishing and other activities. In addition, a concentration of local, state and federal government offices in Downtown Boston provides thousands of public jobs.

While 65 percent of all downtown jobs are held by commuters, the majority of downtown residents tend to work in downtown workplaces. The "typical" downtown resident walks to a professional job in a finance or service business firm in a downtown office building. Although the downtown population and economy have diversity, the service economy is the foundation of livelihood.

This report presents descriptions of the elements of the downtown economy, including employment trends, types of employers, occupations, wages, commuting patterns and resident labor force.

Geography

First, Boston's "downtown" has several different geographic definitions. For the current Downtown Plan, the BRA is using a geography that includes Downtown Crossing, the financial district, Back

Bay, Beacon Hill, the West End, North Station and Fort Point Channel, and excludes the North End and Waterfront (see Figure 1). The Research Department's economic and demographic data bases do not fit the geography perfectly, but two different configurations represent the downtown quite well: Neighborhood Statistical Program areas (Figure 2) and postal zip codes (Figure 3). Each of the configurations relate to different data as shown in Figure 4.

In addition, due to data limitations, the employment base in Tables E1 and E2 was computed for a downtown that excludes Fort Point Channel (see Figure 5). The addition of Fort Point Channel and a large portion of South Boston would increase the downtown employment estimates by about 13,000 private jobs and a small number of public jobs.

Employment Trends

In 1984, total employment in Downtown Boston workplaces was 284,000 or 49 percent of total citywide employment (see Table E-1). From 1976 to 1984, employment increased by nearly 41,000, or 16.8 percent.

A broad range of services led the growth by adding 21,000 employees for a 30 percent increase from 1976 to 1984. In absolute numbers, business and professional services supported more than one-half of the new jobs over the eight-year period. At the same time, employment in hotels doubled and educational services grew 37 percent.

Finance, insurance and real estate grew by 12,000 jobs over the period for a 25 percent increase. The steady climb coincided with growth of office space in the downtown area.

Transportation, public utilities and communication employment expanded by 20 percent over the eight-year period. Slight dips in

employment in 1977 and 1982 were more than offset by growth in the last two years.

Retail trade employment in the downtown stayed at a fairly constant level from 1976 to 1983. Then, in 1984, the completion of new retail space at Copley Place, LaFayette Place and other development projects contributed to a sizable gain in retail employment.

In the smaller central business district of Boston, the specialty of the retail trade sector has changed from general merchandise stores to eating and drinking places. In fact, employment in the "eating and drinking places; category doubled from 1972 to 1982, boosting its share of retail employment from 21 to 44 percent (see Table E-6). Concurrently, the "general merchandise stores" category lost 6,000 employees and fell from 53 to 23 percent of total retail employment.

Six of every ten downtown employees worked in office buildings in 1984 (see Table E-2). That proportion has grown slightly as office employment expanded by 30,000 or 21.5 percent from 1976 to 1984. Offices in the downtown in 1984 were filled primarily with workers in the services (70,000) and finance/insurance/real estate (53,000) industries. In addition, nearly 18,000 government workers were in private office buildings and nearly 15,000 transportation/communication/public utilities employees were in offices. Smaller, but significant portions of employees in retail trade, manufacturing (especially printing and publishing), wholesale trade and construction worked in offices in Downtown Boston.

Types of Private Businesses

Private businesses have a large, diverse presence in Downtown Boston. In 1981, the last year for which data are available, 8,400 private business establishments had about 245,000 employees. Looking at a detailed breakdown of business types (Table E-3), business services had the most employees (27,000), followed by miscellaneous services (13,000 in accounting, engineering, architecture and research), eating and drinking places (12,000), health services (11,700), printing and publishing (11,400), legal services (9,200) and communications (8,200). Other business types with over 1,000 employees each were apparel and textile, manufacturing, fabricated metal manufacturing, electric and electronic equipment manufacturing, transportation services, electric/gas/sanitary services, wholesale trade, food stores, general merchandise and clothing stores and nearly all finance and services business types.

Employers by Size

Although some of the most prominent visual images of Boston--towering bank and insurance buildings, expansive hospitals, and large department stores--suggest that the downtown is dominated by large business establishments, most businesses are small. In fact, one-half of all establishments employ fewer than five people; another 32 percent have fewer than 20 employees (see Table E-4). Small retail shops and service and finance firms occupying parts of office buildings are key elements in the dynamics of the downtown economy.

While the small establishments are most numerous, the large employers play important roles as job providers, exporters of goods and services and resources for new, small businesses. Forty-five business establishments in the downtown had over 500 employees in 1983 (see Table E-5). Together, they employed over 92,000, or more than 42 percent of all private employees in Downtown Boston. The five largest employers were Bank of Boston Corporation, Employers Fire Insurance Company, John Hancock Mutual Life Insurance, American Employers Insurance Company, and Shawmut Corporation.

Occupations in Downtown Offices

Clerical and professional/technical occupations are most prevalent in downtown workplaces. In the absence of a current survey of office tenants, employment by occupation in office-related industries provides a reasonable profile of the types of jobs that are and will be found in the downtown (see Table E-7).

The fastest growing occupations from 1985 to 1990 will be computer specialists, engineers, lawyers, accountants and auditors, laborers and operatives (see Table E-8). Although clerical workers make up the largest occupational group, the rate of growth for clerical workers will be below the average for all office occupations. Strong percentage and absolute growth is likely for managers and officials and for building custodians, food service workers and protective service workers.

Commuting Patterns

Commuting to jobs in the downtown is intensive. According to the Bureau of the Census, 91,000 people were working in the central business

district in 1980. Of those workers, 32,000 or 35 percent were residents of Boston. The other 59,000 workers, or 65 percent, were commuters from cities and towns throughout the Boston metropolitan area. In comparison, 54 percent of the workers in Boston, excluding the central business district, were nonresidents of Boston (see Tables E-9 and E-10).

Average Wages

The attraction of Downtown Boston as a workplace is due, in part, to the well-paying jobs located there. Recent data indicate that average annual wages in Boston are higher than those in the metro area for all industry types except manufacturing and wholesale trade (see Tables E-11 and E-12). Apparently, Boston's mix of industries and mix of occupations within those industries favor higher grade jobs compared to workplaces in Boston's suburbs and elsewhere in Massachusetts.

Employment of Residents of Downtown Boston

The common perception of a downtown household--a professional, working couple--has a high degree of accuracy. In 1980, 28,000 residents of the downtown were employed in a variety of occupations and industries, with an emphasis on professional services. Nearly one-half of the working residents were employed in professional and managerial occupations. Another 30 percent had jobs in technical, sales and administrative (including clerical) occupations, while 13 percent were employed in service jobs and 9 percent in crafts and labor (see Table E-13).

By type of industry, 40 percent of the working residents were employed in professional services, 16 percent in trade, 11 percent in finance/insurance/real estate and 11 percent in manufacturing.

In addition, the working couple is common. In 1980, more than one-half of the families living in the downtown area had two or more workers.

Means of Transportation to Work

Apparently, a majority of the downtown's working residents also worked in the downtown. Means of transportation to work, from the 1980 Census, indicates that 45 percent of the working residents walked to work, another 27 percent took public transit, and 3 percent worked at home. That pattern differs considerably from the citywide average (see Table E-14).

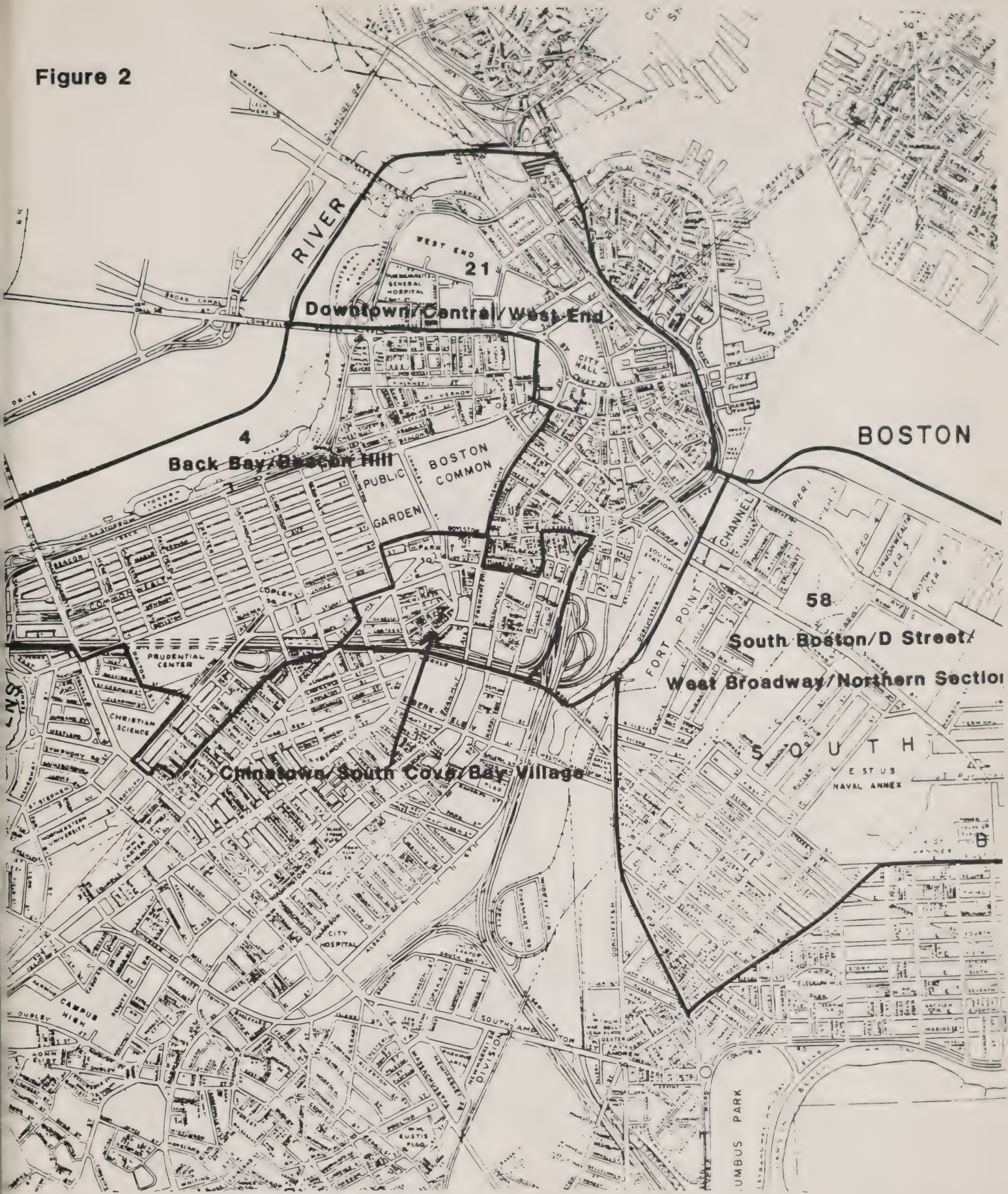
Sources of Data

A profile of downtown Boston requires a variety of data sources. Employment estimates were derived from data series from the Bureau of Economic Analysis (BEA), the Massachusetts Division of Employment Security (DES), and County Business Patterns. The latter's zip code file provides a source for estimating employment in a "downtown" configuration of zip codes. The Census of Retail Trade, from the Bureau of the Census, offers information for the Boston city and the central business district. Commuting and labor force data were obtained from the Bureau of the Census, while wage data were from DES. Specific references are included on each of the tables in this report.

Figure 1

Downtown Boston

Figure 2



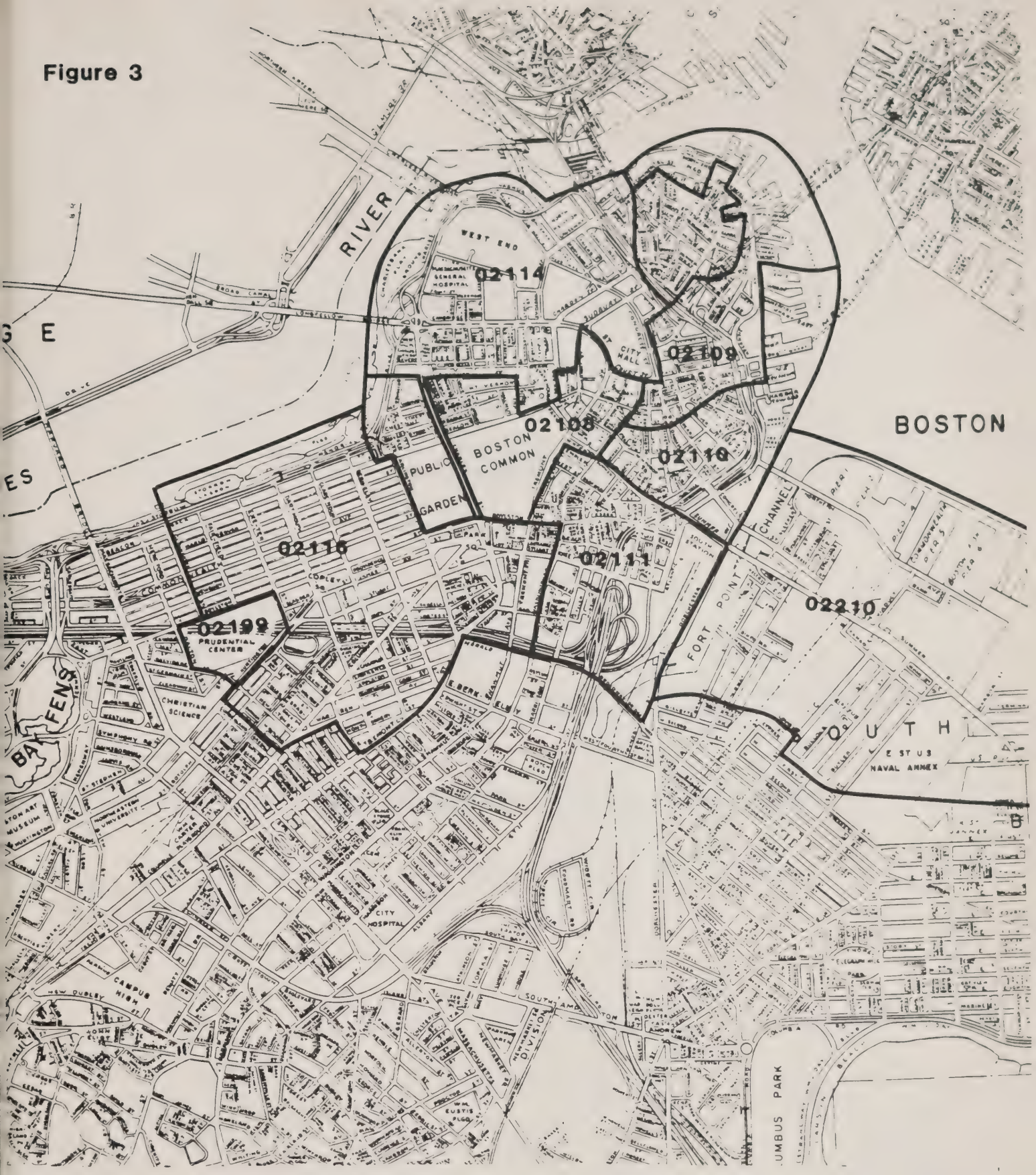
Downtown Boston

Neighborhood Statistics Areas

0 1600 3200 4800 6400

0 0.5 1

Figure 3



Downtown Boston

Zip Code Areas

Figure 4

"Downtown"

Neighborhood Statistics Areas:

004 Back Bay/Beacon Hill
007 Chinatown/South Cove/Bay Village
021 Downtown/Central/West End
058 South Boston/D Street/West Broadway/Northern Section

This configuration relates to resident labor force, resident employment, and means of transportation to work.

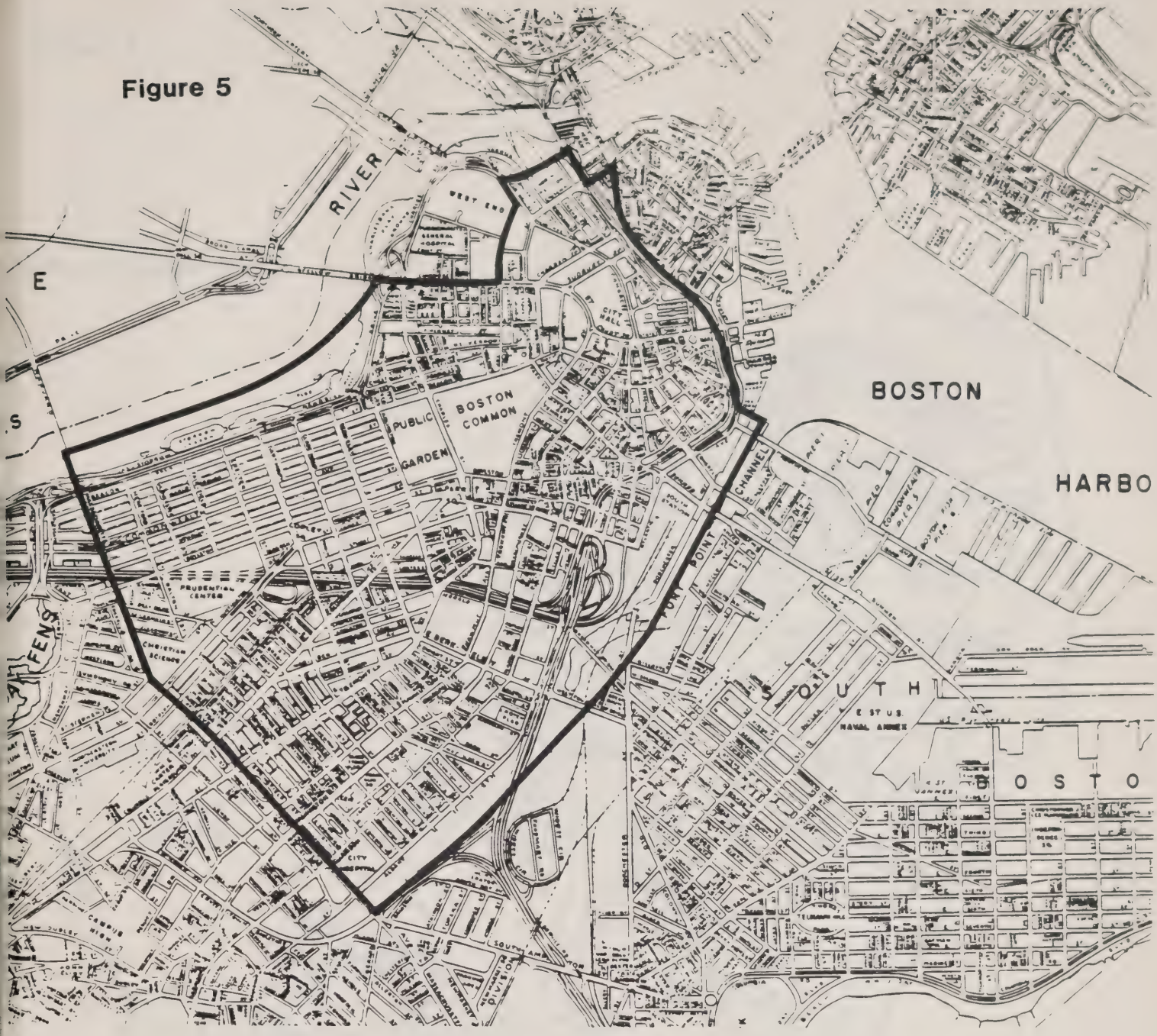
Zip Code Areas

02100-02112, 02114,
02116-17, 02199
02200-02209
02210

This geography relates to private busines establishments and public and private employment. Tables E1 and E2 exclude South Boston (02210).

Prepared by J. Brown, BRA Research Department, October 23, 1985.

Figure 5

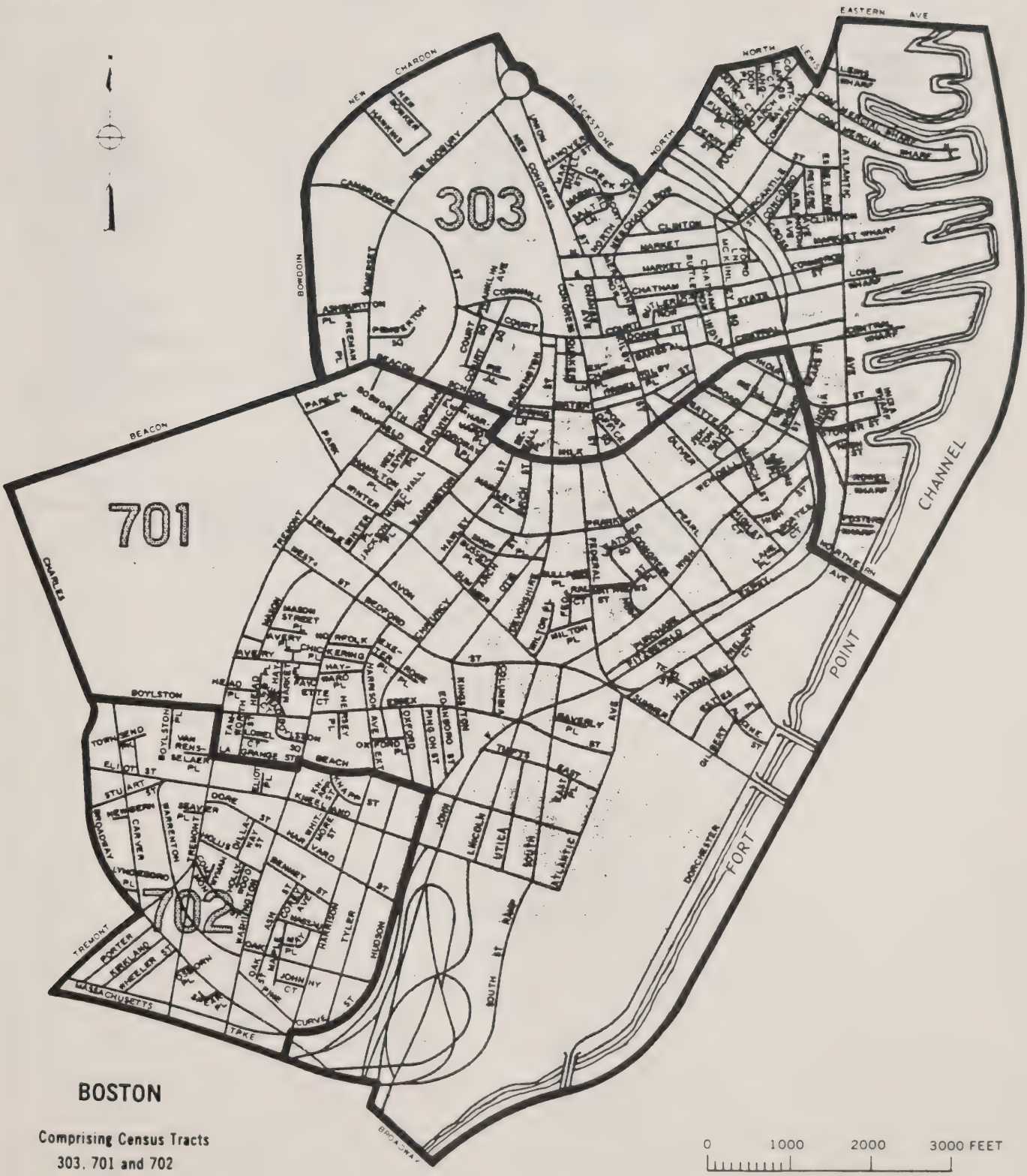


DOWNTOWN BOSTON

Figure 6

BOSTON

Central Business District



BOSTON

Comprising Census Tracts
303, 701 and 702

U.S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

Table E1

DOWNTOWN BOSTON EMPLOYMENT, 1976-1984
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1982	1983	1984	CHANGE 1976-1984 NUMBER	PERCENT
AGRI.MINING	376	293	267	260	269	283	- 92	-24.6
CONSTRUCTION	3,638	3,198	4,107	4,221	4,181	3,733	95	2.6
MANUFACTURING	24,269	24,441	23,576	22,587	21,361	21,724	- 2,544	-10.5
TRANSPORTATION/PU.	13,209	12,764	14,187	13,978	15,292	15,812	2,603	19.7
WHOLESALE TRADE	9,407	9,473	8,702	7,956	8,266	8,705	- 702	- 7.5
RETAIL TRADE	22,284	22,219	22,535	22,360	22,897	25,358	3,075	13.8
FINANCE/INS/RE	48,539	49,425	54,952	59,736	59,471	60,601	12,062	24.9
SERVICES	69,653	70,500	82,686	85,143	87,523	90,299	20,647	29.6
HOTEL	3,521	3,563	4,891	4,825	4,960	5,405	1,883	53.5
MEDICAL	11,297	11,034	12,242	12,791	13,149	13,097	1,800	15.9
EDUCATIONAL	5,154	5,536	6,725	6,924	7,118	7,048	1,894	36.7
CULTURAL	2,674	2,672	2,661	2,691	2,766	2,835	161	6.0
SOCIAL/NONPROFIT	9,776	9,838	11,316	11,403	11,722	12,534	2,758	28.2
BUSINESS	18,481	18,498	21,573	22,050	22,666	24,338	5,857	31.7
PROFESSIONAL/OTHER	18,749	19,358	23,278	24,458	25,142	25,043	6,294	33.6
GOVERNMENT	46,785	47,244	52,819	49,037	50,454	51,362	4,577	9.8
PROPRIETORS	4,727	4,861	5,266	5,403	5,684	5,877	1,151	24.3
TOTAL ALL SECTORS	242,885	244,418	269,097	270,680	275,398	283,755	40,870	16.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

4.08.85 JPB

Table E2

OFFICE EMPLOYMENT, DOWNTOWN BOSTON, 1976-1984
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1982	1983	1984	CHANGE 1976-1984 NUMBER	CHANGE 1976-1984 PERCENT
AGRI.MINING	103	80	73	71	74	78	- 25	-30.8
CONSTRUCTION	1,080	950	1,220	1,253	1,242	1,109	28	16.0
MANUFACTURING	5,338	5,376	5,186	4,968	4,699	4,779	- 560	- 6.9
TRANSPORTATION/PU.	12,287	11,874	13,198	13,003	14,225	14,709	2,422	5.8
WHOLESALE TRADE	1,481	1,491	1,370	1,253	1,301	1,370	- 111	-15.4
RETAIL TRADE	2,750	2,742	2,781	2,760	2,826	3,130	380	0.3
FINANCE/INS/RE	42,316	43,089	47,907	52,077	51,847	52,832	10,516	23.1
SERVICES	54,707	55,076	63,917	65,825	67,666	69,655	14,948	20.3
GOVERNMENT	16,159	16,318	18,243	16,937	17,426	17,740	1,581	4.8
PROPRIETORS	4,118	4,235	4,588	4,707	4,953	5,121	1,003	14.3
TOTAL ALL SECTORS	140,340	141,231	158,483	162,855	166,258	170,522	30,182	21.5

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

4.08.85 JPB

Table E3

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

DOWNTOWN BOSTON

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	26	770
	CONSTRUCTION	116	6,787
15	GENERAL CONTRACTORS	50	3,320
16	HEAVY CONSTRUCTION	9	2,349
17	SPECIAL TRADE CONTRACTORS	57	1,119
	MANUFACTURING	492	28,270
20	FOOD & KINDRED PRODUCTS	23	1,477
21	TOBACCO MANUFACTURES	1	2
22	TEXTILE MILL PRODUCTS	10	1,005
23	APPAREL & OTHER TEXTILE	107	4,612
24	LUMBER & WOOD	8	145
25	FURNITURE & FIXTURES	9	158
26	PAPER & ALLIED PRODUCTS	10	326
27	PRINTING & PUBLISHING	212	11,389
28	CHEMICALS	9	763
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	5	103
31	LEATHER	10	360
32	STONE,CLAY & GLASS	4	424
33	PRIMARY METALS	4	110
34	FABRICATED METAL	16	5,143
35	MACHINERY EX. ELECTRICAL	10	178
36	ELECTRIC & ELECTRONIC EQUIPMENT	10	1,027
37	TRANSPORTATION EQUIPMENT	2	86
38	INSTRUMENTS	10	150
39	MISCELLANEOUS MANUFACTURING	35	811
	TRANSPORT.& PUBLIC UTILITIES	266	15,306
41	LOCAL TRANSIT	21	779
42	TRUCKING & WAREHOUSING	29	351
44	WATER TRANSPORTATION	22	512
45	TRANSPORTATION BY AIR	30	428
47	TRANSPORTATION SERVICES	100	2,042
48	COMMUNICATION	52	8,236
49	ELECTRIC,GAS & SANITARY SERVICES	12	2,958

CONTINUED NEXT PAGE

DOWNTOWN BOSTON
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	696	11,009
50	WHOLESALE TRADE-DURABLE	311	4,881
51	WHOLESALE TRADE-NONDURABLE	385	6,128
	RETAIL TRADE	1,397	27,347
52	BUILDING MATERIALS & GARDEN	13	110
53	GENERAL MERCHANDISE STORES	22	5,815
54	FOOD STORES	117	1,809
55	AUTOMOTIVE DEALERS & SERVICE	22	191
56	APPAREL & ACCESSORY STORES	244	2,706
57	FURNITURE & HOME FURNISHINGS	83	698
58	EATING & DRINKING PLACES	451	12,017
59	MISCELLANEOUS RETAIL	445	4,002
	FINANCE-INSURANCE-REAL ESTATE	1,688	60,237
60	BANKING	123	11,732
61	CREDIT AGENCIES	139	2,025
62	SECURITY,COMMODITY BROKERS	229	7,796
63	INSURANCE CARRIERS	220	21,262
64	INSURANCE AGENTS,BROKERS	285	7,001
65	REAL ESTATE	497	7,324
66	COMBINED REAL ESTATE-INSURANCE	6	26
67	HOLDING & OTHER INVESTMENT	191	3,071
	SERVICES	3,314	89,662
70	HOTELS & OTHER LODGING	50	4,629
72	PERSONAL SERVICES	173	1,763
73	BUSINESS SERVICES	756	27,029
75	AUTO REPAIR	127	1,426
76	MISCELLANEOUS REPAIR	51	341
78	MOTION PICTURES	88	1,313
79	AMUSEMENT & RECREATION	71	1,530
80	HEALTH SERVICES	258	11,695
81	LEGAL SERVICES	786	9,243
82	EDUCATIONAL SERVICES	84	6,518
83	SOCIAL SERVICES	141	6,761
84	MUSEUMS	8	228
86	MEMBERSHIP ORGANIZATIONS	305	4,103
89	MISCELLANEOUS SERVICES	415	13,083
	NONCLASSIFIABLE ESTABLISHMENTS	447	5,415
	TOTAL	8,443	244,803
	PERCENT OF BOSTON	54.7	56.6

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

Table E4

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS BY EMPLOYMENT SIZE CLASS
BY TYPE OF BUSINESS, 1981

DOWNTOWN BOSTON

TYPE OF BUSINESS	ESTABLISHMENTS BY EMPLOYMENT SIZE CLASS									
	TOTAL	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
AGRI.& MINING	22	14	3	2	2	0	1	1	0	0
CONSTRUCTION	105	35	27	20	14	5	3	1	0	2
MANUFACTURING	390	115	67	75	68	38	14	6	4	4
TRANSP.& PUB.U.	250	88	63	32	22	13	11	18	1	1
WHOLESALE TRADE	562	257	132	101	42	19	9	2	0	0
RETAIL TRADE	1,359	588	327	221	147	46	25	4	1	2
FINANCE-INS.-R.E.	1,652	879	256	199	154	79	55	14	7	9
SERVICES	3,249	1,706	589	419	297	95	94	29	11	9
UNCLASSIFIED	434	353	44	22	8	2	2	1	1	1
TOTAL	8,025	4,035	1,507	1,090	754	296	213	76	25	28
PERCENT OF TOTAL	100.0	50.3	18.8	13.6	9.4	3.7	2.7	1.0	.3	.4

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

Table E5

LIST OF LARGE EMPLOYERS IN THE CITY OF BOSTON, 1983
PREPARED MARCH 1985
DOWNTOWN BOSTON

NAME OF BUSINESS FIRM	ADDRESS	ZIP CODE	SIC	EMPLOYEES*
ABCD	178 TREMONT ST.	02111	83	800
AMERICAN EMPLOYERS INSURANCE CO.	1 BEACON ST.	02108	63	5,900
BANK OF BOSTON CORP.	100 FEDERAL ST.	02110	60	7,500
BANK OF NEW ENGLAND	1 WASHINGTON MALL	02110	60	2,130
BOSTON CO. INC.	1 BOSTON PL.	02106	6022	900
BOSTON CONCESSION	96 BROADWAY	02116	5812	3,000
BOSTON EDISON CO.	800 BOYLSTON ST	02199	45	1,500
BOSTON GAS CO.	1 BEACON ST.	02108	49	1,820
BOSTON HERALD	1 HERALD SQ.P.O.BOX 2096	02106	2711	650
BOSTON SAFE DEPOSIT & TRUST	1 BOSTON PL.	02106	6022	660
BOSTON TOW BOAT CO.	1 BEACON ST.	02108	4454	1,000
CAHNER'S PUBLISHING CO. INC.	221 COLUMBUS AVE.	02116	2721	1,000
CAMP DRESSER & MCKEE INC.	1 CENTER PLAZA	02108	89	535
CHARLES T. MAIN	45 S.E. TOWER	02199	89	1,500
CHRISTIAN SCIENCE PUBLISHING SOCIETY	1 NORWAY	02106	2711	600
CORNERSTONE FINANCIAL SERVICES	99 HIGH ST.	02110	62	500
EMPLOYERS FIRE INSURANCE CO.	1 BEACON ST.	02108	64	6,750
FEDERAL RESERVE BANK OF BOSTON	600 ATLANTIC AVE.	02106	60	1,500
FIDELITY INVESTMENTS	82 DEVONSHIRE ST.	02109	67	2,400
FILENES	426 WASHINGTON ST.	02101	531	800
FIRST SECURITY SERVICE CORP.	92 STATE ST.	02108	62	2,300
GILLETTE CO.(HEADQUARTERS)	PRUDENTIAL CENTER	02199	2844	1,100
HARVARD COMMUNITY HEALTH CORP.	147 MILK ST.	02109	80	2,265
HOUGHTON MIFFLIN CO.	1 BEACON ST.	02108	27	500
JOHN HANCOCK MUTUAL LIFE INSURANCE	JOHN HANCOCK PL.	02117	63	6,200
JORDAN MARSH	450 WASHINGTON ST.	02111	53	3,500
KEANE INC.	210 COMMERCIAL ST.	02109	89	525
KENDALL CO.	210 COMMERCIAL ST.	02110	2211	700
LIBERTY MUTUAL INSURANCE CO.	175 BERKLEY ST.	02117	63	1,990
MARRIOTT HOTEL COPLEY PLACE	110 HUNTINGTON AVE.	02116	701	1,100
MARRIOTT LONGWHARF	296 STATE ST.	02109	701	500
MASSACHUSETTS BLUE CROSS BLUE SHIELD	100 SUMMER ST.	02110	632	2,500
NEW ENGLAND MEDICAL CENTER HOSPITAL	171 HARRISON AVE.	02111	80	4,000
NEW ENGLAND MUTUAL LIFE INSURANCE CO.	501 BOYLSTON ST.	02117	63	2,650
NEW ENGLAND TELEPHONE &TELEGRAPH	185 FRANKLIN ST.	02107	48	2,500
PARK PLAZA	50 PARK PLAZA	02117	701	650
PROVIDENT INSTITUTION FOR SAVINGS	30 WINTER ST.	02105	60	540
PRUDENTIAL INSURANCE CO.	BOX 207	02199	64	1,001
SHAWMUT CORP.	1 FEDERAL ST.	02110	60	5,000
SHERATON BOSTON CORP.	60 STATE ST.	02109	701	505
SHERATON BOSTON TOWERS HOTEL	39 DALTON ST.	02199	701	1,000
STATE STREET BOSTON CORP.	225 FRANKLIN ST.	02110	60	4,000
STONE & WEBSTER ENGINEERING INC.	245 SUMMER ST.	02110	89	4,000
TERADYNE INC.	183 ESSEX ST.	02111	38	1,600
TURNER CONSTRUCTION	38 NEWBURY ST.	02116	154	501
TOTAL EMPLOYEES				92,572

AN EMPLOYMENT ESTIMATE ENDING WITH 1(ONE, E.G. 5001) MEANS MORE THAN THE BASE NUMBER(E.G. MORE THAN 5000).

URCE: DUN & BRADSTREET, MILLION DOLLAR DIRECTORY, 1984; ECONOMIC DEVELOPMENT INDUSTRIAL CORPORATION; GREATER BOSTON CHAMBER OF COMMERCE, MAJOR EMPLOYERS IN BOSTON, 1983; GEORGE D. HALL, DIRECTORY OF MASSACHUSETTS MANUFACTURERS, 1984
BRA RESEARCH 10.23.85

Table E-6

RETAIL TRADE IN THE
CENTRAL BUSINESS DISTRICT*
1972-1982
Percent Distribution of Employment

	1982	1977	1972
Total paid employees	100.0	100.0	100.0
Paid employees in:			
General merchandise	23.4	45.7	53.2
Food stores	5.5	3.1	3.6
Apparel & accessories	7.7	9.4	8.9
Furniture	2.4	1.6	1.8
Eating & drinking places	44.1	28.5	21.1
Drug & proprietary	1.7	1.1	1.2
Miscellaneous retail	14.2	9.9	D
Other retail	1.0	0.6	D

* Central Business District is comprised of census tracts 303,701,702.
D = Withheld by Census Bureau to comply with disclosure laws.
Source: Bureau of the Census, Census of Retail Trade.

Table E7

Employment by Occupation in Office-Related Industries*
Suffolk County, 1983, and Projections 1985-1995

	1983	1985	1990	1995
Professional, technical	34,175	37,863	44,952	51,197
Engineers	3,005	3,450	4,372	5,430
Accountants & auditors	3,946	4,423	5,357	6,325
Lawyers	2,492	2,832	3,524	4,248
Engineering & science tech.	3,690	4,133	4,892	5,688
Computer specialists	2,817	3,164	4,043	5,054
Managers, officials	21,433	23,253	26,441	29,640
Office, branch, store managers	21,361	23,172	26,346	29,533
Sales workers	9,476	10,063	11,321	12,445
Sales agents & brokers, insurance	4,932	4,714	5,046	5,123
Clerical workers	69,353	72,535	78,653	83,746
Bank tellers	6,896	7,156	7,478	7,685
Accounting clerks	2,534	2,623	2,733	2,770
Bookkeepers, hand	2,058	2,207	2,319	2,361
Clerical supervisors	3,025	3,126	3,410	3,670
General clerks, office	8,203	8,552	9,279	9,945
Computer operators	3,147	3,347	3,726	4,070
Secretaries	10,565	11,393	12,585	13,544
Telephone operators	2,061	2,058	1,957	1,922
Craft & related related workers	7,220	7,840	8,308	9,097
Mechanics, repairers, installers	4,884	5,218	5,363	5,762

	1983	1985	1990	1995
Operatives	2,948	3,364	4,017	4,714
Service workers	18.030	20,764	24,013	27,311
Building custodians	7,726	8,895	10,089	11,392
Food service workers	1,724	1,976	2,250	2,452
Protective service	3,969	4,560	5,300	6,121
Laborers	2,696	3,254	3,948	4,781
Total, all occupations	165,330	178,937	201,654	223,652

*Component industries for office occupations:
(81) telephone and other communications, (83) all other utilities, (87) banking, (88) insurance carriers and agents, (89) credit agencies, security, commodities, (90) real estate, (93) advertising, (94) business services, (98) offices of physicians, dentists, other health, (101) legal and miscellaneous services, (102) social services.

Source: J. Brown, Boston Redevelopment Authority, Research Department;
based on employment projections by industry and occupation - industry matrix, June 1985.

Table E8

Employment by Occupation in Office-Related Industries*
Suffolk County, 1983, and Projections 1985-1995
(Percent Change)

	1983-90	1985-90	1990-95	1983-95
Professional, technical	31.5	18.7	15.5	51.9
Engineers	45.5	26.7	24.2	80.4
Accountants & auditors	35.8	21.1	18.1	60.3
Lawyers	41.4	24.4	20.5	70.5
Engineering & science tech.	32.6	18.4	16.3	54.1
Computer specialists	43.5	27.8	25.0	79.4
Managers, officials	23.4	13.7	12.1	38.3
Office, branch, store managers	23.3	13.7	12.1	38.3
Sales workers	19.5	12.5	9.9	31.3
Sales agents & brokers, insurance	2.3	7.0	1.5	3.9
Clerical workers	13.4	8.4	6.5	20.8
Bank tellers	8.4	4.5	2.8	11.4
Accounting clerks	7.9	4.2	1.4	9.3
Bookkeepers, hand	12.7	5.1	1.8	14.7
Clerical supervisors	12.7	9.1	7.6	21.3
General clerks, office	13.1	8.5	7.2	21.2
Computer operators	18.4	11.3	9.2	29.3
Secretaries	19.1	10.5	7.6	28.2
Telephone operators	-5.0	-4.9	-1.8	-6.7
Craft & related related workers	15.1	6.0	9.5	26.0
Mechanics, repairers, installers	9.8	2.8	7.4	18.0

	1983-90	1985-90	1990-95	1983-95
Operatives	36.3	19.4	17.4	59.9
Service workers	33.2	15.6	13.7	51.5
Building custodians	30.6	13.4	12.9	47.5
Food service workers	30.5	13.9	9.0	42.2
Protective service	33.5	16.2	15.5	54.2
Laborers	46.4	21.3	21.1	77.3
Total, all office occupations	22.0	12.7	10.9	35.3

*Component industries for office occupations:
(81) telephone and other communications, (83) all other utilities, (87) banking, (88) insurance carriers and agents, (89) credit agencies, security, commodities, (90) real estate, (93) advertising, (94) business services, (98) offices of physicians, dentists, other health, (101) legal and miscellaneous services, (102) social services.

Source: J. Brown, Boston Redevelopment Authority, Research Department;
based on employment projections, by industry and occupation - industry matrix, June 1985.

Table E9

NUMBER OF WORKERS* IN BOSTON,
BY PLACE OF RESIDENCE, 1980
SUMMARY

Living In	Working in			
	Boston City	Central Business District	Remainder of Boston	Percent Of Total Boston Workers
City of Boston	187,239	32,162	155,078	41.2
Remainder of Metro Area	238,977	58,954	180,030	52.5
Remainder of Massachusetts	28,600	5,827	22,765	6.3
Total Mass. Residents Excluding Boston	267,577	64,781	202,795	58.8
Total Mass. Residents	454,816	96,943	357,873	100.0

* Adjusted to include a portion of workers who did not report place of work. Excludes workers living outside of Massachusetts.

Source: U.S. Bureau of the Census, 1980 Census of Population and Housing, Place of Work Destinations.

Table E10

PERCENT DISTRIBUTION OF WORKERS* IN BOSTON
BY PLACE OF RESIDENCE, 1980

Place of Residence	Place of Work		
	Boston City	Central Business District	Remainder of Boston
City of Boston	41.2	33.2	43.3
Remainder of Metro Area	52.5	60.8	50.3
Remainder of Massachusetts	6.3	6.0	6.4
Subtotal Mass. Residents Excluding Boston	58.8	66.8	56.7
Total Massachusetts Residents	100.0	100.0	100.0

Table E11

AVERAGE ANNUAL WAGES
BY INDUSTRY, 1980-1984

CITY OF BOSTON

INDUSTRY	1980	1981	1982	1983	1984
ALL INDUSTRIES	15,827	17,186	18,811	20,051	21,284
FEDERAL GOVERNMENT	20,125	22,854	24,580	25,727	27,232
STATE GOVERNMENT	14,990	15,908	18,941	20,063	22,548
LOCAL GOVERNMENT	20,165	20,212	20,551	21,099	20,023
CONSTRUCTION	19,938	22,287	25,179	25,918	27,065
MANUFACTURING	16,740	18,030	19,806	20,747	22,475
TRANSPORTATION-PUB.UT	22,514	24,577	26,678	28,730	28,485
WHOLESALE TRADE	19,191	20,527	22,307	23,232	24,863
RETAIL TRADE	8,910	9,509	9,894	10,559	12,044
FINANCE	18,396	19,733	21,879	24,507	26,632
SERVICES	13,422	15,056	16,712	17,805	18,982

AVERAGE ANNUAL WAGES
BY INDUSTRY, 1980-1984

BOSTON METRO AREA

INDUSTRY	1980	1981	1982	1983	1984
ALL INDUSTRIES	14,800	16,200	17,600	18,700	19,945
FEDERAL GOVERNMENT	20,400	22,500	24,000	25,200	25,902
STATE GOVERNMENT	14,300	15,300	17,800	18,900	21,409
LOCAL GOVERNMENT	16,100	17,300	18,300	19,300	19,581
CONSTRUCTION	18,200	20,195	22,200	23,500	24,186
MANUFACTURING	18,000	19,700	21,600	23,100	25,755
TRANSPORTATION-PUB.UT	20,000	22,000	23,600	25,350	25,541
WHOLESALE TRADE	19,100	20,600	22,200	23,400	25,122
RETAIL TRADE	8,300	8,900	9,400	10,100	10,973
FINANCE	16,400	17,700	19,500	21,600	23,380
SERVICES	13,000	14,600	16,100	17,100	17,631

AVERAGE ANNUAL WAGES
BY INDUSTRY, 1980-1984

MASSACHUSETTS

INDUSTRY	1980	1981	1982	1983	1984
ALL INDUSTRIES	13,800	15,100	16,300	17,343	18,418
FEDERAL GOVERNMENT	19,200	21,400	22,900	23,921	24,998
STATE GOVERNMENT	14,000	15,000	17,100	18,610	20,937
LOCAL GOVERNMENT	14,400	15,400	16,500	17,500	18,034
CONSTRUCTION	16,800	18,600	20,200	21,032	22,096
MANUFACTURING	16,400	18,000	19,700	21,065	22,580
TRANSPORTATION-PUB.UT	18,700	20,600	22,000	23,424	23,824
WHOLESALE TRADE	18,100	19,400	20,900	22,121	23,748
RETAIL TRADE	7,800	8,400	8,800	9,442	10,155
FINANCE	15,200	16,500	18,100	19,930	21,422
SERVICES	11,900	13,300	14,600	15,540	16,438

Table E12

RATIO OF AVERAGE ANNUAL WAGES
BY INDUSTRY, 1980-1984

BOSTON TO METRO AREA

INDUSTRY	1980	1981	1982	1983	1984
ALL INDUSTRIES	1.07	1.06	1.07	1.07	1.07
FEDERAL GOVERNMENT	0.99	1.02	1.02	1.02	1.05
STATE GOVERNMENT	1.05	1.04	1.06	1.06	1.05
LOCAL GOVERNMENT	1.25	1.17	1.12	1.09	1.02
CONSTRUCTION	1.10	1.10	1.13	1.10	1.12
MANUFACTURING	0.93	0.92	0.92	0.90	0.87
TRANSPORTATION-PUB.UT	1.13	1.12	1.13	1.13	1.12
WHOLESALE TRADE	1.00	1.00	1.00	0.99	0.99
RETAIL TRADE	1.07	1.07	1.05	1.05	1.10
FINANCE	1.12	1.11	1.12	1.13	1.14
SERVICES	1.03	1.03	1.04	1.04	1.08

RATIO OF AVERAGE ANNUAL WAGES
BY INDUSTRY, 1980-1984

BOSTON TO MASSACHUSETTS

INDUSTRY	1980	1981	1982	1983	1984
ALL INDUSTRIES	1.15	1.14	1.15	1.16	1.16
FEDERAL GOVERNMENT	1.05	1.07	1.07	1.08	1.09
STATE GOVERNMENT	1.07	1.06	1.11	1.08	1.08
LOCAL GOVERNMENT	1.40	1.31	1.25	1.21	1.11
CONSTRUCTION	1.19	1.20	1.25	1.23	1.22
MANUFACTURING	1.02	1.00	1.01	0.98	1.00
TRANSPORTATION-PUB.UT	1.20	1.19	1.21	1.23	1.20
WHOLESALE TRADE	1.06	1.06	1.07	1.05	1.05
RETAIL TRADE	1.14	1.13	1.12	1.12	1.19
FINANCE	1.21	1.20	1.21	1.23	1.24
SERVICES	1.13	1.13	1.14	1.15	1.15

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES.
BRA RESEARCH DEPARTMENT, OCT. 24, 1985.

Table E-13

LABOR FORCE IN DOWNTOWN* BOSTON, 1980

Number of persons 16 years & over	44,223
Number in labor force	29,511
Percent in labor force	66.7
Number employed	28,046
Number unemployed	1,246
Unemployment rate (percent)	4.3

	Number	Percent of Total Employment
Employment by occupation:		
Managerial/professional	13,388	47.7
Technical/sales/administrative	8,434	30.0
Services	3,713	13.2
Crafts/labor	2,469	8.8
Employment by industry:		
Construction	537	1.9
Manufacturing	3,226	11.5
Transportation	802	2.9
Communications/utilities	533	1.9
Trade	4,500	16.0
Finance/insurance/real estate	3,194	11.4
Business services	2,060	7.3
Professional services	11,167	39.8
Personal services	305	1.1
Public administration	1,615	5.8

	Number	Percent of Families
Number of families:	6,752	100.0
With no workers	974	14.4
With one worker	2,065	30.6
With two or more workers	3,713	55.0

* Downtown is comprised of neighborhood statistical areas 4, 7, 21, 58.

Source: Bureau of the Census, Boston Population and Housing by Neighborhood Areas, 1980.

Table E-14

MEANS OF TRANSPORTATION TO WORK
RESIDENTS OF DOWNTOWN* BOSTON, 1980

	Number	
	Downtown	Boston
Workers 16 and over	27,342	250,050
Transportation to work by:		
Car, truck or van	6,397	118,356
Public transportation	7,420	84,211
Walked only	12,181	41,472
Other means	567	3,322
Worked at home	777	2,689
	Percent of Workers	
	Downtown	Boston
Transportation to work by:		
Car, truck or van	23.4	47.3
Public transportation	27.1	33.7
Walked only	44.6	16.6
Other means	2.1	1.3
Worked at home	2.8	1.1

* Downtown is comprised of neighborhood statistical areas 4, 7, 21, and 58.

Source: Bureau of the Census, Place of Work Destinations, 1980; Boston Population and Housing by Neighborhood Areas.